PT OF SE1/4 IN SEC 3-2N-23E
IN OR 961/1942 & OR 1999/111
(EX R/W OR 249/14 & EX 5-10 &

BELL DANIEL RAY JR
3462 CR 108
HILLIARD, FL 32046

2024

03-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

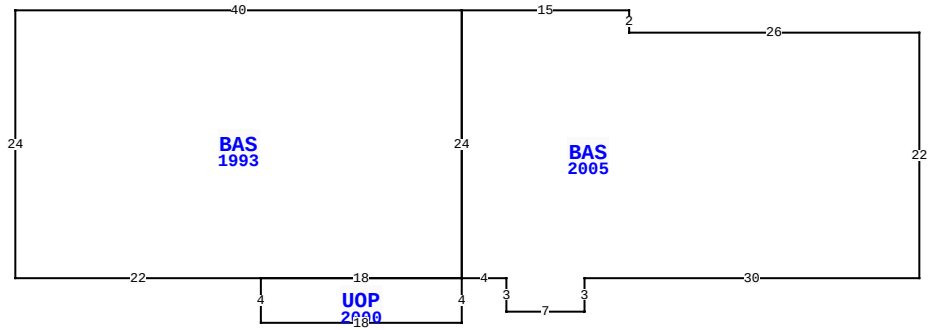
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	53,829
BAS	953	100	953	53,436
UOP	72	20	14	785
TOTALS	1,985		1,927	108,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	80.8500	76.81	148,013	1958	1971	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1913 HX Base Yr 2003



3462 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,049
TOTAL MARKET OB/XF VALUE		405
TOTAL LAND VALUE - MARKET		288,800
TOTAL MARKET VALUE		159,380
SOH/AGL Deduction		55,266
ASSESSED VALUE		104,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,114
TOTAL JUST VALUE		397,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH054629	MH MOVE-ON	0	06/01/2005
M0509854	H/AC	0	06/01/2005
P0509637	OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/0111	8/25/2015	WD	U	I	37	1,000
GRANTOR: THOMAS BRENDA & JAMES						
GRANTEE: BELL DANIEL RAY JR						
0961/1942	12/14/2000	PR	U	I	09	100
GRANTOR: THOMPSON TERESA & VIC						
GRANTEE: BELL DANIEL RAY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 N2 W15 BAS=[YR=1993] W40 S24 E22
UOP=[YR=2000] S4 E18 N4 W18$ E18 N24$ S24 E4 S3 E7 N3 E30
N22$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0910	SCRN RM L	0	100	15	9	135.00	SF	15.00	15.00	100	1990	1990	3	20	405	

LAND DESCRIPTION

TOTAL OB/XF 405

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	33.50	AC		1.00	1.00	1.00	415.00	415.00	13,902							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	10.26	AC		1.00	1.00	1.00	555.00	555.00	5,694							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	51.76	AC		1.00	1.00	1.00	5,000.00	5,000.00	258,800							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 51.76 Total Land Value: 50,926 Market: 258,800 Agricultural: 20,926 Common: 30,000 PRINTED 08/06/2024 BY SYS